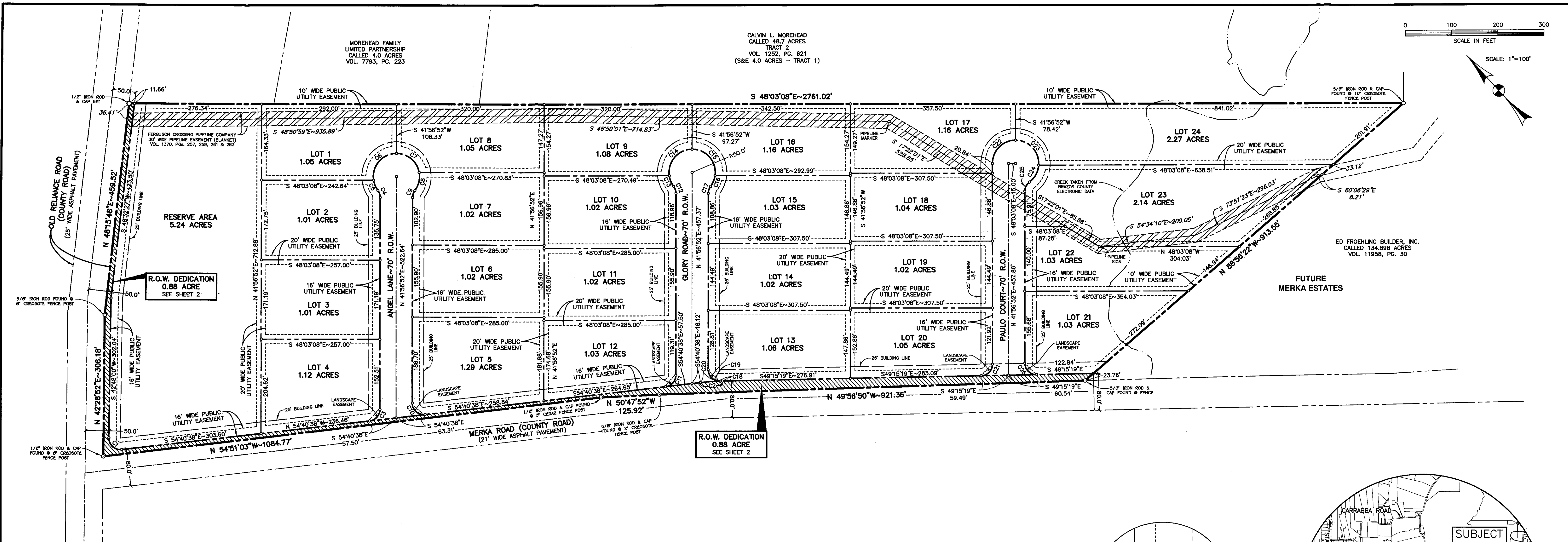


H:\Land Projects\R2\041\Spokane TM A-53\Bonarrigo NAD83\Draw\Plat\Draw 2/5/2015 3:52:47 PM.GST



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, PAUL BONARRIGO AND MERRILL BONARRIGO, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 11591, Page 128, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Paul Bonarrigo

Merrill Bonarrigo

Before me, the undersigned authority, on this day personally appeared Paul Bonarrigo, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 2015.

Notary Public, Brazos County, Texas

Before me, the undersigned authority, on this day personally appeared Merrill Bonarrigo, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 2015.

Notary Public, Brazos County, Texas

BRAZOS COUNTY COMMISSIONERS COURT

I, _____ County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the _____ day of _____, 2015.

County Judge, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2015.

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2015.

City Planner, City of Bryan, Texas.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2015, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

Karen McQueen, County Clerk,
Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

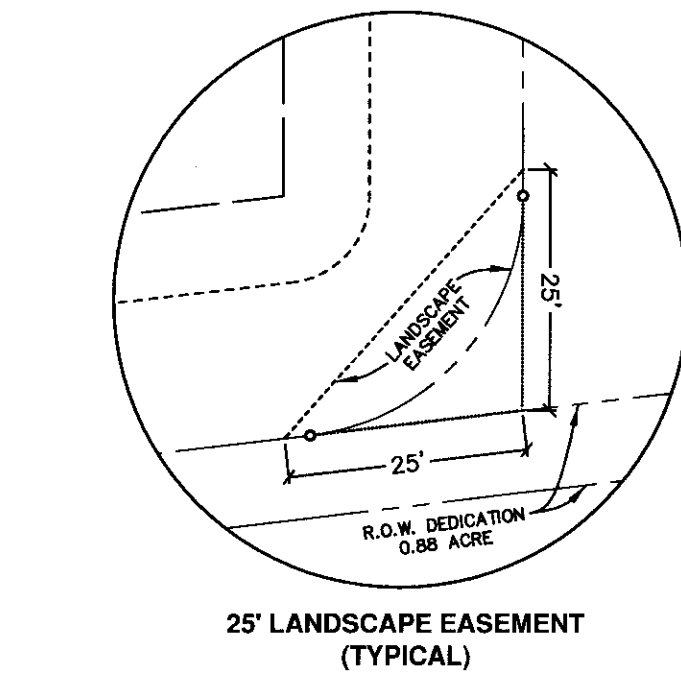
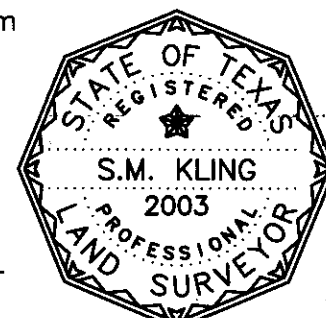
I, _____ Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 2015 and same was duly approved on the _____ day of _____, 2015 by said Commission.

Chair, Planning & Zoning Commission
City of Bryan, Texas

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

S. M. Kling, R.P.L.S. No. 2003

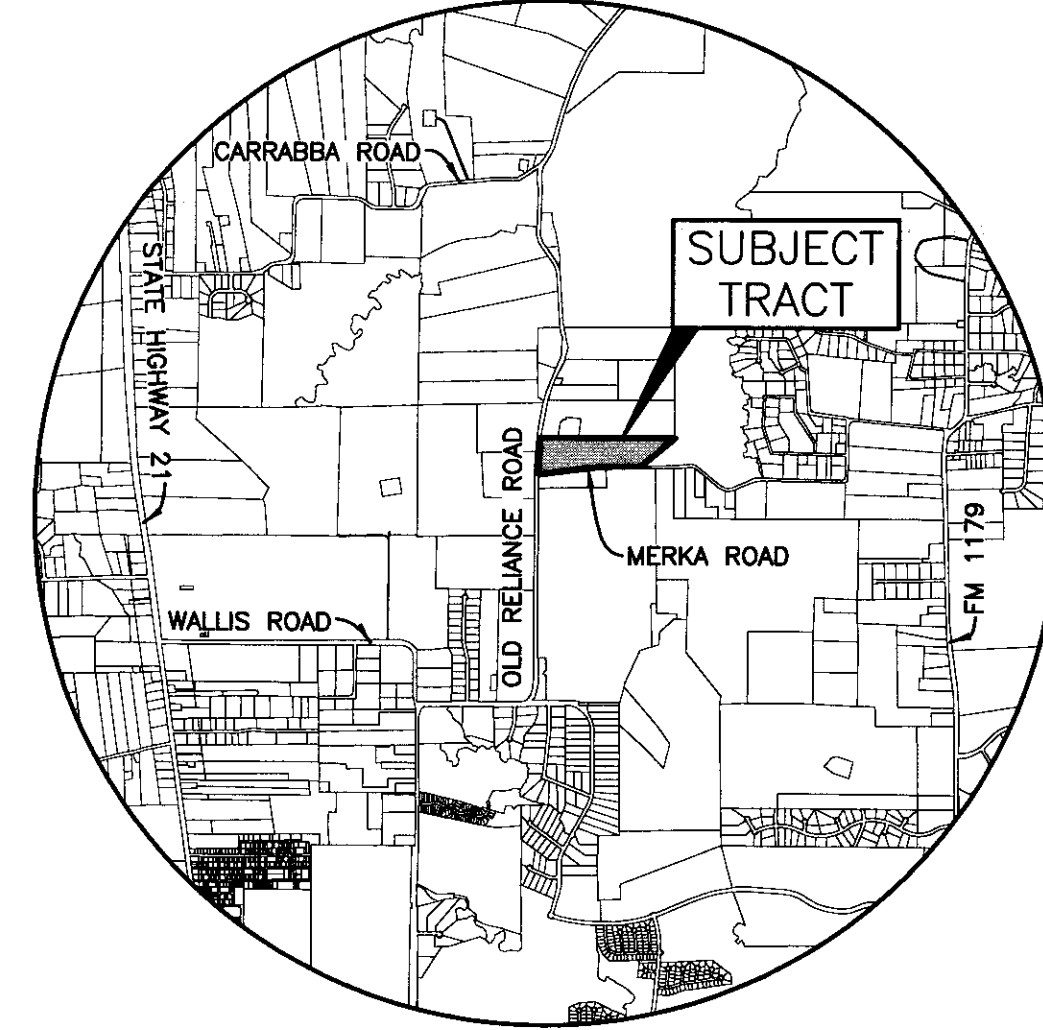


LEGEND:

FERGUSON CROSSING PIPELINE COMPANY
30' WIDE PIPELINE EASEMENT (BLANKET)
VOL. 1370, Pgs. 257, 259, 261 & 263

R.O.W. DEDICATION
0.88 ACRE

CURVE TABLE:			
CURVE	LENGTH	RADIUS	DELTA
C1	42.53'	25.00'	97°28'38"
C2	47.79'	505.00'	5°25'19"
C3	36.38'	25.00'	83°22'30"
C4	16.09'	25.00'	36°52'13"
C5	24.14'	50.00'	27°40'03"
C6	86.57'	50.00'	99°12'09"
C7	69.43'	50.00'	79°33'38"
C8	41.29'	50.00'	47°18'34"
C9	16.09'	25.00'	36°52'14"
C10	42.18'	25.00'	96°37'30"
C11	36.38'	25.00'	83°22'30"
C12	16.09'	25.00'	36°52'12"
C13	25.15'	50.00'	28°49'20"
C14	85.56'	50.00'	98°02'52"
C15	85.56'	50.00'	98°02'52"
C16	25.15'	50.00'	28°49'20"
C17	16.09'	25.00'	36°52'12"
C18	4.89'	505.00'	0°33'18"
C19	40.03'	25.00'	91°45'05"
C20	42.90'	505.00'	4°52'02"
C21	38.74'	25.00'	88°47'49"
C22	78.55'	50.00'	90°00'26"
C23	82.29'	50.00'	94°17'40"
C24	42.62'	50.00'	48°50'08"
C25	23.18'	25.00'	53°07'11"
C26	39.79'	25.00'	91°12'11"



VICINITY MAP
NOT TO SCALE

FINAL PLAT OF MESSINA HOF ESTATES 36.50 ACRE TRACT

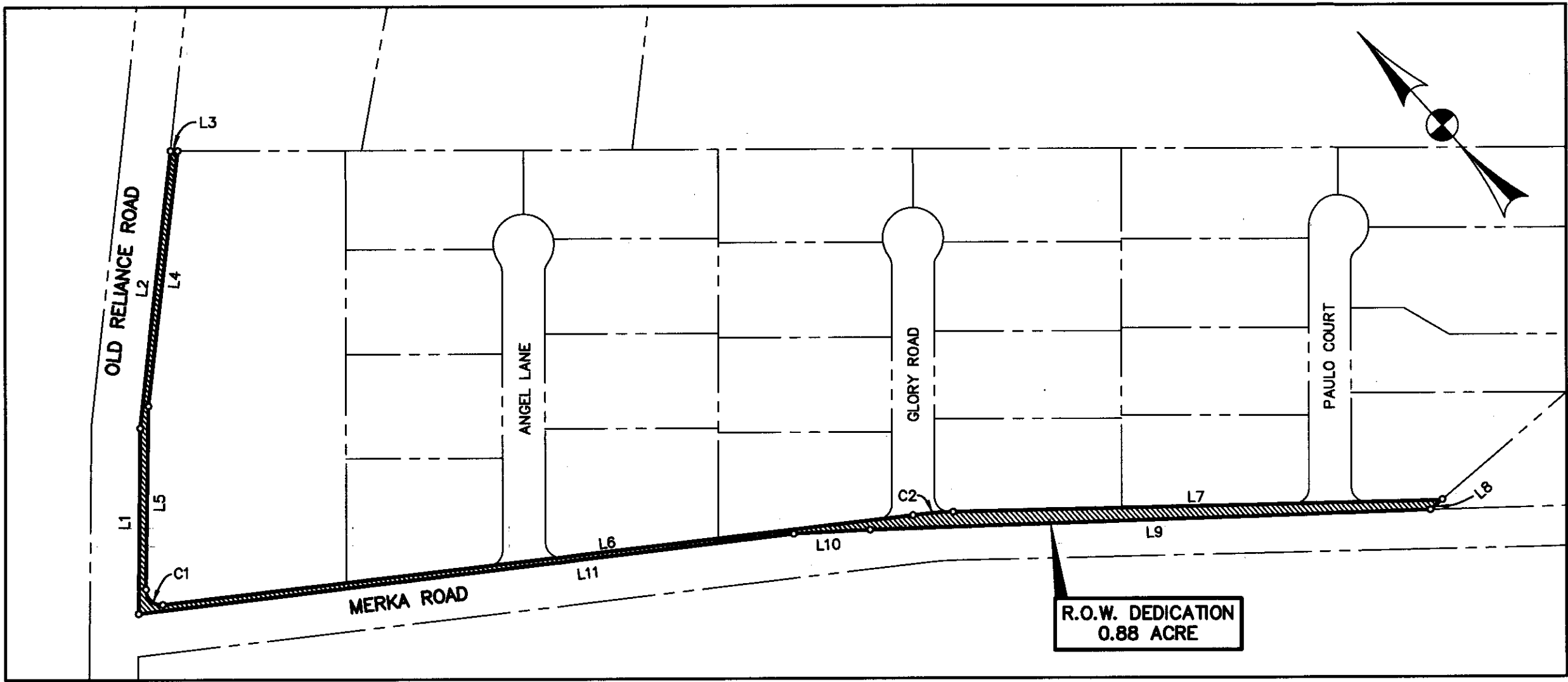
THOMAS M. SPLANE SURVEY, A-53
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
PAUL BONARRIGO AND MERRILL BONARRIGO
4401 OLD RELIANCE ROAD
BRYAN, TEXAS 77808
(979) 820-1238

SCALE: 1"=100' FEBRUARY, 2015
SHEET 1 OF 2

PREPARED BY:
KLING ENGINEERING & SURVEYING (A DIVISION OF)
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A+ BRYAN, TX + PH.979/848-8212

0.88 ACRE RIGHT OF WAY DEDICATION
SCALE: 1"=200'



NOTES:

1. BASIS OF BEARINGS IS THE RE-ESTABLISHED NORTHEAST LINE OF THE 36.48 ACRE TRACT DESCRIBED IN VOL. 11591, PG. 128 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 48°03'08\"E.
2. CURRENT TITLE APPEARS VESTED IN PAUL BONARRIGO AND MERRILL BONARRIGO BY VIRTUE OF DEED RECORDED IN VOL. 11591, PG. 128 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, PANEL NO. 0205F, MAP NO. 4804100205F, EFFECTIVE DATE: APRIL 2, 2014 AND PANEL NO. 0210E, MAP NO. 4804100210E, EFFECTIVE DATE: MAY 16, 2012.
4. 1/2\" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS. THIS SURVEY DOES NOT REPRESENT THAT ALL APPLICABLE EASEMENTS ARE SHOWN HEREON.
6. FRONT, REAR, AND SIDE SETBACKS & UTILITY EASEMENTS SHALL CONFORM TO THE SPECIFICATIONS OF SUBDIVISION PLATS AS ESTABLISHED BY THE COMMISSIONERS COURT, BRAZOS COUNTY, TEXAS, FOR SUBDIVISIONS SITUATED OUTSIDE THE BOUNDARIES OF ANY INCORPORATED TOWN OR CITY IN BRAZOS COUNTY, TEXAS, EXCEPT WHERE THE PLAT OR DEED RESTRICTION IMPOSED A GREATER SETBACK REQUIREMENT.
7. WATER SERVICE FOR MESSINA HOF ESTATES WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.

NOTES (Cont.):

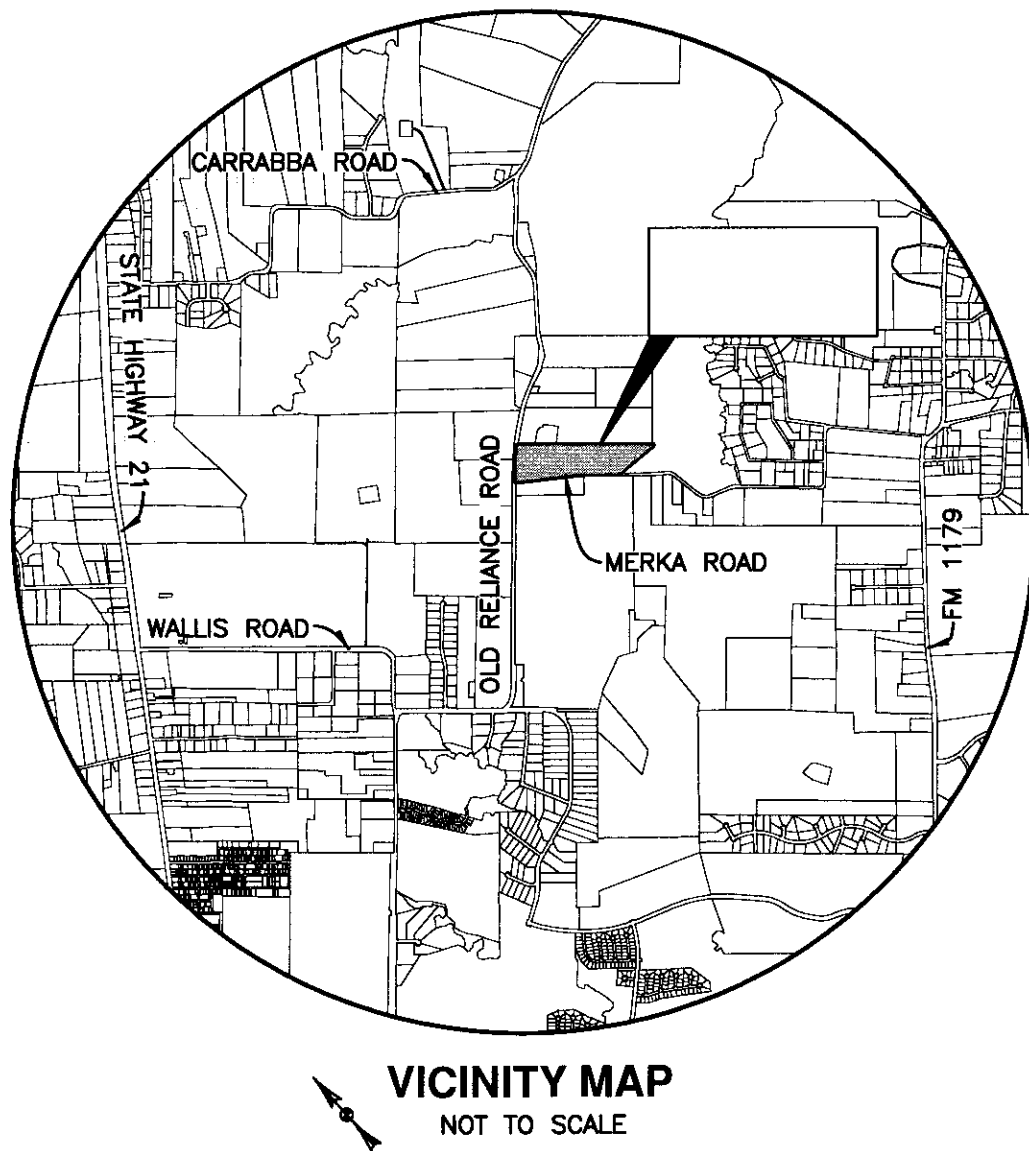
8. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
 - a.) NO ON SITE SEWAGE FACILITY (OSSF) AUTHORIZATION TO CONSTRUCT FOR AN INDIVIDUAL LOT WILL BE ISSUED WITHOUT FIRST HAVING A SITE EVALUATION REPORT ON FILE FOR THAT INDIVIDUAL LOT. THE SITE EVALUATION MUST BE DONE BY A STATE LICENSED SITE EVALUATOR.
 - b.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN \"AUTHORIZATION TO CONSTRUCT\" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCR OACH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
9. NO RESIDENTIAL LOTS WILL TAKE ACCESS FROM MERKA ROAD.
10. LOTS 9-16 MUST PROVIDE ON-SITE TURNAROUND AS NO BACKING OUT ONTO GLORY ROAD IS ALLOWED.
11. SUBJECT TRACT IS IN THE BRYAN INDEPENDENT SCHOOL DISTRICT.

0.88 ACRE R.O.W.
DEDICATION METES:

LINE	BEARING	DISTANCE
L1	N42°28'52\"E	306.18'
L2	N48°15'48\"E	459.52'
L3	S48°03'08\"E	11.66'
L4	S48°32'27\"W	423.50'
L5	S42°48'00\"W	302.04'
L6	S54°40'38\"E	1259.98'
L7	S49°15'19\"E	802.86'
L8	N88°56'22\"W	23.76'
L9	N49°56'50\"W	921.36'
L10	N50°47'52\"W	125.92'
L11	N54°51'03\"W	1084.77'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	42.53'	25.00'	97°28'38\"	S 05°56'19\"E~37.59'
C2	47.79'	505.00'	S°25'19\"	S 51°57'58\"E~47.77'



FINAL PLAT
OF
MESSINA HOF ESTATES

36.50 ACRE TRACT

THOMAS M. SPLANE SURVEY, A-53
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

PAUL BONARRIGO AND MERRILL BONARRIGO
4401 OLD RELIANCE ROAD
BRYAN, TEXAS 77808
(979) 820-1238

SCALE: 1\"=100' FEBRUARY, 2015

SHEET 2 OF 2

PREPARED BY:
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